

IN RE: PETITION FOR VARIANCE
SW/S Texas Avenue, 110' NW
from the c/l Avondale Road
(3225 Texas Avenue)
14th Election District
6th Councilmanic District

David S. Wolford, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-75-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3225 Texas Avenue, located in the vicinity of Harford Road and Taylor Avenue in Parkville. The Petition was filed by the owners of the property, David S. and Colleen M. Wolford. The Petitioners seek relief from Section 400.1 of the B.C.Z.R. to permit a rear property line setback of 18 inches in lieu of the minimum required 2.5 feet for an existing pool with an attached deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Colleen M. Wolford, property owner, and F. Xavier and Mary Spiegel, nearby neighbors. No one appeared in opposition to the request; however, the Petition was filed in response to a complaint registered with the Department of Permits and Development Management (DPDM) office by an adjoining property owner, Margaret Clugston, concerning the location of the subject pool.

Testimony and evidence offered revealed that the subject property consists of 0.12 acres, more or less, zoned D.R. 5.5, and is improved with a 1.5 story dwelling and a swimming pool with an attached deck, which is the subject of this request. The Petitioners erected the subject pool and

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Date

By

MICROFILMED

deck this past June in the rear corner of their yard. Due to the small size of the lot and the location of two large trees in the middle of the yard, the Petitioners believed the location chosen was the most practical. Furthermore, the Petitioners believed that by installing the pool and deck to the rear of their property, it would leave more space to establish a play area for their children and build a shed in their back yard. As a result of the complaint noted above, the Building Inspection division of the Department of Permits and Development Management (DPDM) inspected the property and it was determined that the deck was located too close to the rear property line. The building permit for the deck was suspended pending the outcome of this variance request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After considering the testimony and evidence presented, I am persuaded to grant the variance. As noted above, no one appeared in

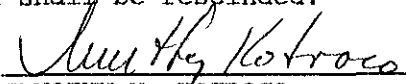
ORDER RECEIVED FOR FILING
Date 10/3/96
By Jbp

opposition to the relief requested and the two neighbors who did appear supported Ms. Wolford and her variance request. In my view, the location of this pool and deck is appropriate in this instance. A review of the site plan reveals that a large garage exists immediately adjacent to the rear of the subject property, behind the pool and deck. Thus, the view of the subject structures is somewhat buffered by this garage. Furthermore, the existence of two large trees in the middle of the rear yard limits the space available for a swimming pool. In the opinion of this Deputy Zoning Commissioner, the relief requested will not result in any injury to the public health, safety or general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of October, 1996 that the Petition for Variance seeking relief from Section 400.1 of the B.C.Z.R. to permit a rear property line setback of 18 inches in lieu of the minimum required 2.5 feet for an existing pool with an attached deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3225 Texas Ave., Baltimore, MD 21234

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Sect. 400.1 (BCZR) - To allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The lots in this neighborhood are small. We constructed an 18' round swimming pool, and placed it in the back left corner of the yard to make the best use of available space. There are two large trees in the middle of the yard which limit our options for the deck. We also have plans for a shed and swingset which we are now trying to leave space for. It is financially impossible to have the trees removed making it important for us to plan well and use the limited space wisely.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

David S. Wolford

(Type or Print Name)

Signature

Colleen M. Wolford

(Type or Print Name)

Signature

3225 Texas Ave. work 666-8240
home 882-9146

Address

Phone No

Baltimore, MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

8-13-96

ITEM # 73

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



77-75-A

ZONING DESCRIPTION FOR 3225 Texas Ave., Baltimore, MD 21234

Beginning at a point on the southwest side of Texas Road at a point south 39 degrees 10 minutes east, 546 feet from the corner formed by the intersection of the southeast side of Westerly Road and the said southwest side of Texas Road, both roads 50 feet wide and running thence binding on said southwest side of Texas Road south 39 degrees 10 minutes east 44 feet; thence running south 50 degrees, 15 minutes west 119 and 11/100ths feet; thence running north 38 degrees, 37 minutes west, 44 feet; and thence north 50 degrees 15 minutes east 118 and 70/100ths feet to the place of beginning. Being the lot designated as 3225 Texas Road on the Plat of Parktowne, Section B, recorded in Plat Book C.W.B. Jr. No. 12, folio 77. The improvements thereon being now known as 3225 Texas Road.

MICROFILMED

#13

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3225 TEXAS AVE.
(address)

Beginning at a point on the SOUTH WEST side of
(north, south, east or west)

TEXAS AVE which is 50 FT.
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 110' ± NORTH WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street AVONDALE RD.
(name of street)

which is 50' wide. *Being Lot # 3125
(number of feet of right-of-way width)

Block _____, Section # B in the subdivision of PARKTONE
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 77,

containing 0.12 AC. Also known as 3225 TEXAS AVE.
(square feet or acres) (property address)

and located in the 14 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 73

RECORDED

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Date: 07/03/1996
JOB TITLE: YORK INTERNATIONAL
WATER SUPPLY DATA

SOURCE	STATIC	RESID.	FLOW	AVAIL.	TOTAL	REQ'D
MODE	PRESS.	PRESS.	PRESS.	PRESS.	PRESS.	PRESS.
TAG	(PSI)	(PSI)	(GPM)	(PSI)	(GPM)	(PSI)
DISC	(N/A)	175.0	(N/A)	175.0	850.0	86.2

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE 850.0 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE 0.0 GPM
OTHER HOSE STREAM ALLOWANCES 374.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS 476.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION	NODE TYPE	PRESSURE	DISCHARGE
	(FT)		(PSI)	(GPM)
1	8.0	-	25.8	-
2	8.0	K= 5.60	13.5	20.6
3	8.0	K= 5.60	12.0	19.4
4	8.0	K= 5.60	11.5	19.0
5	8.0	K= 5.60	11.4	18.9
6	8.0	K= 5.60	11.6	19.1
7	8.0	-	12.4	-
8	8.0	-	25.9	-
9	8.0	K= 5.60	14.4	21.3
10	8.0	K= 5.60	12.4	19.7
11	8.0	K= 5.60	11.5	19.0
12	8.0	K= 5.60	11.4	18.9
13	8.0	K= 5.60	11.4	18.9
14	8.0	-	12.5	-
15	8.0	-	26.2	-
16	8.0	K= 5.60	13.8	20.8
17	8.0	K= 5.60	12.2	19.6
18	8.0	K= 5.60	11.7	19.2
19	8.0	K= 5.60	11.7	19.1
20	8.0	K= 5.60	11.9	19.3
21	8.0	-	12.7	-
22	8.0	-	26.9	-
23	8.0	K= 5.60	14.2	21.1
24	8.0	K= 5.60	12.6	19.9
25	8.0	K= 5.60	12.1	19.5
26	8.0	K= 5.60	12.1	19.5
27	8.0	K= 5.60	12.3	19.6
28	8.0	-	13.2	-
29	8.0	-	27.9	-
30	8.0	K= 5.60	15.4	21.9
31	8.0	K= 5.60	13.9	20.9
32	8.0	K= 5.60	13.4	20.5
33	8.0	K= 5.60	13.4	20.5
34	8.0	-	14.1	-

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 9-13-96
Posted for: _____
Petitioner: _____
Location of property: 3225 TEXAS AVE
Location of Signs: Front Yard
Remarks: _____
Posted by M. Gammal Date of return: _____
Signature
Number of Signs: _____

MICROFILMED



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Room

118, Old Courthouse, 400 W. Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-75-A
(Item 73)

3226 Texas Avenue
SW/S Texas Avenue, 110' +/-
NW from c/l Avondale Road
14th Election District
6th Councilmanic
Legal Owner(s):
David S. Wolford and Collen
M. Wolford

Variance: to allow an existing
deck and pool of 18 inches
rear setback in lieu of the re-
quired 2.5 feet.
Hearing: Monday, September
30, 1996 at 9:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations.
Please Call 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

8/035 Sept. 5.

C79775

TOWSON, MD.,

Sept. 6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 5, 1996.

THE JEFFERSONIAN,

U. H. Emerson
LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 026750

MEM # 7.3

DATE B-13-96 ACCOUNT R-001-6150

010 - VAR = \$50⁰⁰
080 - GEN = \$35⁰⁰ AMOUNT \$85⁰⁰

RECEIVED FROM: COLLEEN WOLFORD

FOR: VARIANCE

PUT
SIGN

R.T. DLADD70503MICRC \$85.00
BA COL24208-MOB-13-96

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 73 Petitioner: DAVID & Colleen WOLFORD
Location: 3225 TEXAS AVE. BALTO MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Colleen WOLFORD
ADDRESS: 3225 TEXAS AVE.
BALTO MD 21234
PHONE NUMBER: 882-9146

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
September 5, 1996 Issue - Jeffersonian

Please forward billing to:

David S. and Collen M. Wolford
3225 Texas Avenue
Baltimore, MD 21234
882-9146

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-75-A (Item 73)
3225 Texas Avenue
SW/S Texas Avenue, 110' +/- NW from c/l Avondale Road
14th Election District - 6th Councilmanic
Legal Owner(s): David S. Wolford and Collen M. Wolford

Variance to allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

HEARING: MONDAY, SEPTEMBER 30, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-75-A (Item 73)
3225 Texas Avenue
SW/S Texas Avenue, 110' +/- NW from c/l Avondale Road
14th Election District - 6th Councilmanic
Legal Owner(s): David S. Wolford and Collen M. Wolford

Variance to allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

HEARING: MONDAY, SEPTEMBER 30, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: David and Collen Wolford
Margaret Clugston

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 23, 1996

Mr. and Mrs. David S. Wolford
3225 Texas Avenue
Baltimore, MD 21234

RE: Item No.: 73
Case No.: 97-75-A
Petitioner: David Wolford, et ux

Dear Mr. and Mrs. Wolford:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77,
78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey Long

Division Chief:

Pat Keller

PK/JL

11/1/96

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 9/5/96

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 26, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

59
61
73
75
77
78
79
80

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

8-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 073 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRF

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

1. Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

MICROFILMED

August 21, 1996



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: August 27, 1996

FROM: James H. Thompson - DT
Code Inspections and Enforcement Supervisor

RE: ITEM NO.: 73
PETITIONER: David S. Wolford and Colleen M. Wolford

VIOLATION CASE NO.: C-96-5711

LOCATION OF VIOLATION: 3225 Texas Avenue
14th Election District

DEFENDANTS: David S. Wolford and Colleen M. Wolford
3225 Texas Avenue
Baltimore, Maryland 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Margaret Clugston

3124 Texas Avenue
Baltimore, Maryland 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Inspections and Enforcement Supervisor, so that the appropriate action may be taken to the violation case.

JHT/ /hek

MICROFILMED

RE: PETITION FOR VARIANCE
3225 Texas Avenue, SW/S Texas Avenue,
110'+/- NW from c/l Avondale Road
14th Election District, 6th Councilmanic

David S. and Colleen M. Wolford
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-75-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to David S. and Colleen M. Wolford, 3225 Texas Avenue, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Culleen M. Wolford

3225 Texas Ave.

F. Xavice Spiegel

3122 Parktowne Rd.

Mary Spiegel

3122 Parktowne Rd

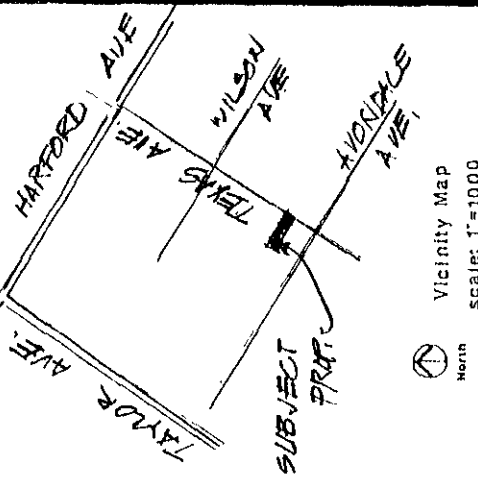


Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3225 TEXAS AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PARKTOWNE
 plat book # 12, folio # 77, lot # 3125 section # B
 OWNER: DAVID & COLLEEN M. WOLFORD

AVONDALE RD. 97-75-A

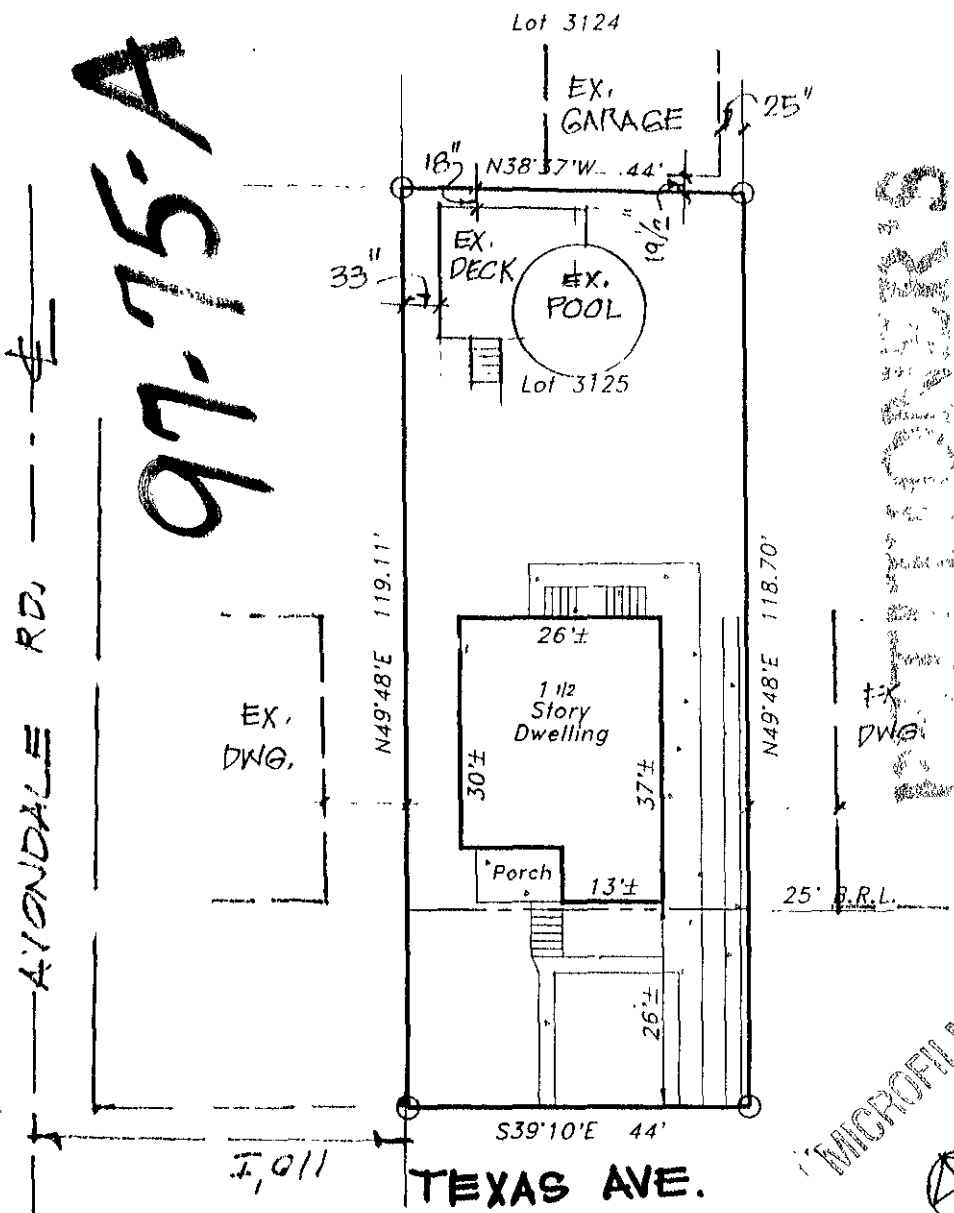


LOCATION INFORMATION

Election District: 14
 Councilmanic District: 6
 1"=200' scale map#: NE 8-D
 Zoning: _____
 Lot size: 0.12 acreage _____ square feet
 SEWER: ☒ public ☐ private
 WATER: ☒ yes ☐ no
 Chesapeake Bay Critical Area: _____
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: R.T. ITEM #: 73 CASE#:



MICROFILMED



North
 date: 11-5-92
 prepared by: C. W.

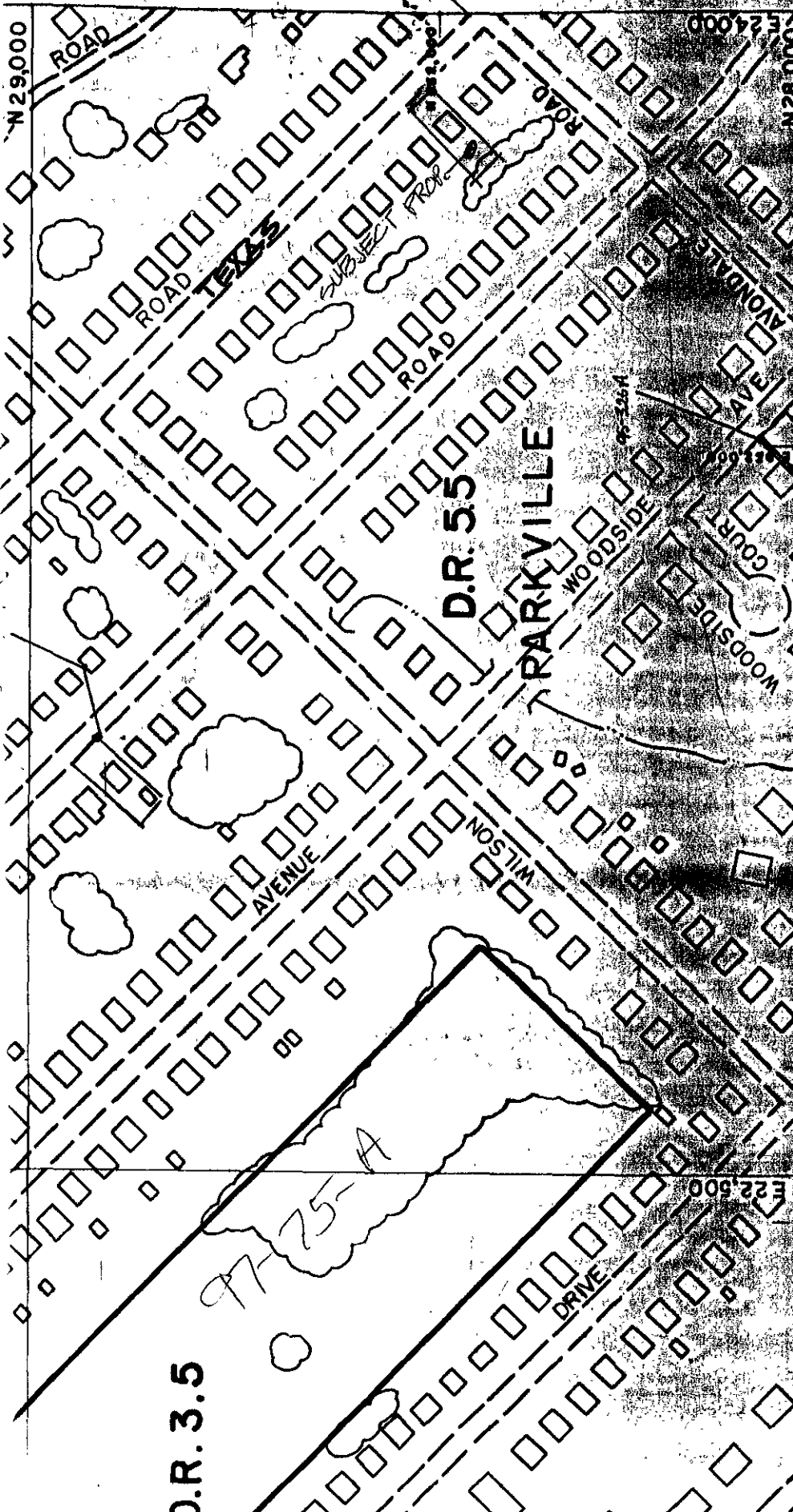
Scale of Drawing: 1"= 25'

R. 3.5

92 COMPI
 pted by il
 183-92, 184-

Chairs

MICROFILM



<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992</p> <p>William A. Howard IV Chairman, County Council</p>	<p>SCALE 1" = 200' ±</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p>	<p>LOCATION PARKVILLE</p> <p>ITEM # 73</p>	<p>SHEET NE. 8-D</p>
---	--	---	-----------------------------------

97-75-A

MICROFILMED

FILE DATA (cont.)

(PSI) (ISI) (FT) (K) (PSI) (GFI) (L"/FT) (PSI)

[illegible]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 3, 1996

Mr. & Mrs. David S. Wolford
3225 Texas Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
SW/S Texas Avenue, 110' NW from the c/l Avondale Road
(3225 Texas Avenue)
14th Election District - 6th Councilmanic District
David S. Wolford, et ux - Petitioners
Case No. 97-75-A

Dear Mr. & Mrs. Wolford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Clugston
3124 Texas Avenue, Baltimore, Md. 21234

People's Counsel

✓ File

ENCLOSURE

IN RE: PETITION FOR VARIANCE
SW/S Texas Avenue, 110' NW
from the c/l Avondale Road
(3225 Texas Avenue)
14th Election District - 6th Councilmanic District
David S. Wolford, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-75-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3225 Texas Avenue, located in the vicinity of Harford Road and Taylor Avenue in Parkville. The Petition was filed by the owners of the property, David S. and Colleen M. Wolford. The Petitioners seek relief from Section 400.1 of the B.C.Z.R. to permit a rear property line setback of 18 inches in lieu of the minimum required 2.5 feet for an existing pool with an attached deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Colleen M. Wolford, property owner, and F. Xavier and Mary Spiegel, nearby neighbors. No one appeared in opposition to the request; however, the Petition was filed in response to a complaint registered with the Department of Permits and Development Management (DPDM) office by an adjoining property owner, Margaret Clugston, concerning the location of the subject pool.

Testimony and evidence offered revealed that the subject property consists of 0.12 acres, more or less, zoned D.R. 5.5, and is improved with a 1.5 story dwelling and a swimming pool with an attached deck, which is the subject of this request. The Petitioners erected the subject pool and

deck this past June in the rear corner of their yard. Due to the small size of the lot and the location of two large trees in the middle of the yard, the Petitioners believed the location chosen was the most practical. Furthermore, the Petitioners believed that by installing the pool and deck to the rear of their property, it would leave more space to establish a play area for their children and build a shed in their back yard. As a result of the complaint noted above, the Building Inspection division of the Department of Permits and Development Management (DPDM) inspected the property and it was determined that the deck was located too close to the rear property line. The building permit for the deck was suspended pending the outcome of this variance request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After considering the testimony and evidence presented, I am persuaded to grant the variance. As noted above, no one appeared in

opposition to the relief requested and the two neighbors who did appear supported Ms. Wolford and her variance request. In my view, the location of this pool and deck is appropriate in this instance. A review of the site plan reveals that a large garage exists immediately adjacent to the rear of the subject property, behind the pool and deck. Thus, the view of the subject structures is somewhat buffered by this garage. Furthermore, the existence of two large trees in the middle of the rear yard limits the space available for a swimming pool. In the opinion of this Deputy Zoning Commissioner, the relief requested will not result in any injury to the public health, safety or general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of October, 1996 that the Petition for Variance seeking relief from Section 400.1 of the B.C.Z.R. to permit a rear property line setback of 18 inches in lieu of the minimum required 2.5 feet for an existing pool with an attached deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:ojs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 3, 1996

Mr. & Mrs. David S. Wolford
3225 Texas Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
SW/S Texas Avenue, 110' NW from the c/l Avondale Road
(3225 Texas Avenue)
14th Election District - 6th Councilmanic District
David S. Wolford, et ux - Petitioners
Case No. 97-75-A

Dear Mr. & Mrs. Wolford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Clugston
3124 Texas Avenue, Baltimore, Md. 21234

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3225 Texas Ave., Baltimore, MD 21234

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Sect. 400.1 (BCKR) - To allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The lots in this neighborhood are small. We constructed an 18' round swimming pool, and placed it in the back left corner of the yard to make the best use of available space. There are two large trees in the middle of the yard which limit our options for the deck. We also have plans for a shed and swingset which we are now trying to leave space for. It is financially impossible to have the trees removed making it important for us to plan well and use the limited space wisely.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(Use as solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s):
David S. Wolford
(Type or Print Name)

Signature: *David S. Wolford*

Signature: Colleen M. Wolford

(Type or Print Name)

Address: 3225 Texas Ave. Work 885-8248

City: Baltimore, MD 21234

Name, Address and phone number of representative to be contacted:

Name: David S. Wolford

Address: 3225 Texas Ave.

City: Baltimore, MD 21234

Name, Address and phone number of representative to be contacted:

Name: David S. Wolford

Address: 3225 Texas Ave.

City: Baltimore, MD 21234

Name, Address and phone number of representative to be contacted:

Name: David S. Wolford

Address: 3225 Texas Ave.

City: Baltimore, MD 21234

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City: Baltimore, MD 21234

Name, Address and phone number of representative to be contacted:

Name: David S. Wolford

Address: 3225 Texas Ave.

City: Baltimore, MD 21234

Name, Address and phone number of representative to be contacted:

Name: David S. Wolford

Address: 3225 Texas Ave.

City: Baltimore, MD 21234

ZONING DESCRIPTION FOR 3225 Texas Ave., Baltimore, MD 21234
Beginning at a point on the southwest side of Texas Road at a point south 39 degrees 10 minutes east, 546 feet from the corner formed by the intersection of the southeast side of Westerly Road and the said southwest side of Texas Road, both roads 50 feet wide and running thence binding on said southwest side of Texas Road south 39 degrees 10 minutes east 44 feet; thence running south 50 degrees, 15 minutes west 119 and 11/100ths feet; thence running north 38 degrees, 37 minutes west, 44 feet; and thence north 50 degrees 15 minutes east 118 and 70/100ths feet to the place of beginning. Being the lot designated as 3225 Texas Road on the Plat of Parktowne, Section B, recorded in Plat Book C.W.B. Jr. No. 12, folio 77. The improvements thereon being now known as 3225 Texas Road.

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK" type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3225 TEXAS AVE.
(address)

Beginning at a point on the SOUTH WEST side of
(north, south, east or west)

TEXAS AVE. which is 50 FF.
(number of feet of right-of-way width)

name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 110' ± NORTH WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street AVONDALE RD.
(name of street)

which is 50' wide. "Being Lot # 3125
(number of feet of right-of-way width)

Block B in the subdivision of PARKTOWNE
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 77.

containing 0.12 AC. Also known as 3225 TEXAS AVE.
(square feet or acres) (property address)

and located in the 14 Election District, G Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, include state: "As recorded in Deed Liber --- Folio ---" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft. S.18° 03' E. 87.2 ft. S.62° 19' 00" W. 318 ft. and N.08° 15' 22" W. 88 ft. to the place of beginning.

ITEM # 73

9

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 9-13-96
Posted for: _____
Petitioner: _____
Location of property: 3225 Texas Ave.
Location of Sign: Front Yard
Remarks: _____
Posted by: M. M. M. M. Date of return: _____
Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 5, 1996.

THE JEFFERSONIAN,
U. H. H. H.
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, in conformity with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The lots in this neighborhood are small. We constructed an 18' round swimming pool, and placed it in the back left corner of the yard to make the best use of available space. There are two large trees in the middle of the yard which limit our options for the deck. We also have plans for a shed and swingset which we are now trying to leave space for. It is financially impossible to have the trees removed making it important for us to plan well and use the limited space wisely.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Case 97-75-A
Item 73
3225 Texas Avenue, 110' NW from the c/l Avondale Road
14th Election District - 6th Councilmanic District
David S. Wolford, et ux - Petitioners
Case No. 97-75-A

NOTICE: (1) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (2) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (3) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (4) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (5) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (6) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (7) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (8) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (9) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.

NOTES: (10) Hearings are held on Wednesdays, 7:00 p.m. to 9:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 73 Petitioner: DAVID S. WOLFORD

Location: 3225 TEXAS AVE. (ITEM 73)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ARNOLD JABLON

ADDRESS: 3225 TEXAS AVE.

BAITON, MD 21204

PHONE NUMBER: 887-3391

TO: PROPERTY PUBLISHING COMPANY
September 5, 1996 Issue - Jeffersonian

Please forward billing to:

David S. and Colleen M. Wolford
3225 Texas Avenue
Baltimore, MD 21204
887-9146

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-75-A (Item 73)

3225 Texas Avenue
SW/3 Texas Avenue, 110' x 1/2" NW from c/l Avondale Road
14th Election District - 6th Councilmember
Legal Owner(s): David S. Wolford and Colleen M. Wolford

Variance to allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

HEARING: MONDAY, SEPTEMBER 30, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-75-A (Item 73)

3225 Texas Avenue
SW/3 Texas Avenue, 110' x 1/2" NW from c/l Avondale Road
14th Election District - 6th Councilmember
Legal Owner(s): David S. Wolford and Colleen M. Wolford

Variance to allow an existing deck and pool of 18 inches rear setback in lieu of the required 2.5 feet.

HEARING: MONDAY, SEPTEMBER 30, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Carl Jablon
Arnold Jablon
Director

cc: David and Colleen Wolford
Margaret Clugston

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soy-based Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 23, 1996

Mr. and Mrs. David S. Wolford
3225 Texas Avenue
Baltimore, MD 21234

RE: Item No.: 73
Case No.: 97-75-A
Petitioner: David Wolford, et ux

Dear Mr. and Mrs. Wolford:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21206-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77, 78, 79 AND 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: *Robert W. Bowling*
Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 559, 561, 570, 573,
574, 575, 577, 578, 579, & 580

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE24

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Carol Keller*

PK/JL

ITEM57A/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 9/5/96

SUBJECT: Zoning Advisory Committee
Meeting Date: *August 26, 96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 59
61
73
75
77
78
79
80

RBS:sp
BRUCE2/DEPRM/TXTS8P



David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 073 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Smail at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRF

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

- 1 Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

August 21, 1996



Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: August 27, 1996

FROM: James H. Thompson - DT
Code Inspections and Enforcement Supervisor

RE: ITEM NO.: 73
 PETITIONER: David S. Wolford and Colleen M. Wolford

VIOLATION CASE NO.: C-96-5711

LOCATION OF VIOLATION: 3225 Texas Avenue
14th Election District

DEFENDANTS: David S. Wolford and Colleen M. Wolford
3225 Texas Avenue
Baltimore, Maryland 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
-------------	----------------

Margaret Clugston

3124 Texas Avenue
Baltimore, Maryland 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Inspections and Enforcement Supervisor, so that the appropriate action may be taken to the violation case.

JHT/hek

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
(Interview) M. Wichterlo	3225 Texas Ave.
F. Louise Spiegel	3122 Parkview Rd.
Mary Spiegel	3122 Parkview Rd

Plat to accompany Petition for Zoning ☒ **Variance** ☐ **Special Hearing**

PROPLAT ADDRESS: 3225 TEXAS AVE.

Subdivision name: PARKTOWNE

plat book 12, folio 17, lot 312, section B

OWNER: DAVID & COLLEEN M. WOLFORD

--- LINDALE RD. ---

97-75-A

SE 312A
EX.
POOL

SE 312B
EX.
GARAGE

Lot size: 0.12 acreage

North

date: 11-5-92

prepared by: C. W.

Scale of Drawing: 1" = 25'

see pages 5 & 6 of the CHECKLIST for additional required information

Neighborhood Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 1L

Councilmanic District: G

1"=200' scale map: N.E.D.

Zoning:

Lot size: 0.12 acreage square feet

SEWER: <input checked="" type="checkbox"/>	WATER: <input checked="" type="checkbox"/>
Gas: <input checked="" type="checkbox"/>	Electricity: <input checked="" type="checkbox"/>
Telephone: <input checked="" type="checkbox"/>	Cable TV: <input checked="" type="checkbox"/>

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Item USE ONLY:

reviewed by: _____ ITEM # _____ CASE# _____

R.F. | 79

